

Hamptons

INTERNATIONAL



Woodville Gardens, Ealing, W5

4  2  2 

GUIDE PRICE

£1,500,000

(£1,495,000)

Property details



Key features

- **Overlooking Ealing Cricket Ground**
- **Prime Residential Location**
- **Four/Five Bedrooms**
- **Two Bathrooms**
- **South Facing Garden**
- **Rear Garage and Off Street Parking**
- **Ideal for Several Schools**
- **Close To Both Ealing Broadway and**

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Description

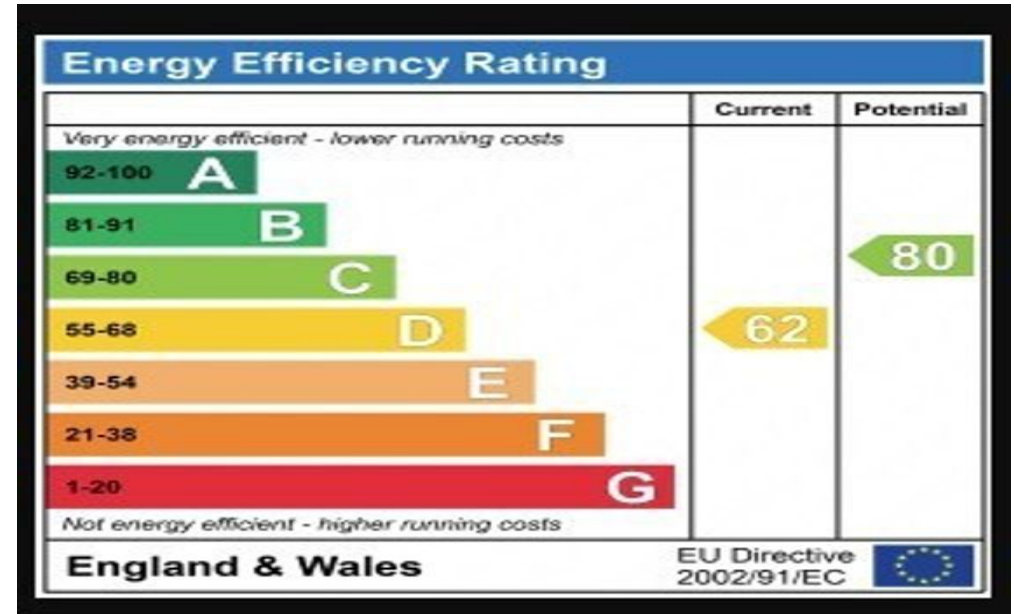
Superb family home opposite the Ealing Cricket ground on a prime residential road. Just under half a mile to Ealing Broadway station. Ideal for a number of high performing schools with four/five bedrooms, south facing garden, garage and off street parking. A handsome Regency style end of terrace family home, originally built as the show home and occupying a wider than average plot. Arranged over three floors, the property offers flexible and well proportioned accommodation ideally suited to modern family living. On the ground floor there are two useful storage cupboards, a WC/cloakroom, a rear facing reception room measuring almost 18ft in width, and double length kitchen extending to approximately 18ft, featuring extensive storage and ample work surfaces. The first floor provides excellent versatility with a second reception room that could easily serve as a fifth bedroom. The principal bedroom enjoys an attractive front aspect overlooking the cricket ground and benefits from fitted wall to wall wardrobes and an ensuite bathroom. The top floor offers three further bedrooms, two of which include fitted wardrobes, while the third is currently arranged as a study. A well appointed family bathroom serves this floor. The front facing bedrooms continue to enjoy delightful views across the cricket ground, creating a particularly attractive outlook rarely found in modern homes. Outside Front; Beautifully landscaped front garden with a variety of mature planting and a pathway leading to the front entrance. Secure side access to the rear garden. Rear Garden; Enjoying a desirable southerly aspect, the garden has been thoughtfully arranged with a patio area for outdoor dining and entertaining, alongside a lawned section. The garden also benefits from direct access to the garage and a pedestrian gate leading to an additional area of lawn and off street parking to the rear. Garage; Detached single garage measuring 19'3" x 9'2", accessed via Regency Close, with an up and over door and power connected. EV charging point. Situation Woodville Gardens is widely regarded as one of Ealing's premier residential addresses and this particular home enjoys a wonderful position directly opposite the grounds of Ealing Cricket Club. The area is exceptionally well served by a number of highly regarded schools, including Durston House School, Ada Lovelace Church of England High School, St Augustine's Priory, Montpelier Primary School and Notting Hill & Ealing High School. For commuters, Ealing Broadway Station is less than half a mile away, providing Central, District, Elizabeth line and Great Western Railway services, with fast connections to Heathrow Airport, Paddington, Bond Street, Tottenham Court Road, Canary Wharf and Reading. In addition, North Ealing Station is around 0.4 miles away and provides Piccadilly line services to Hammersmith, the West End and Heathrow Airport. Beyond the station, the vibrant centre of Ealing Broadway offers an extensive selection of shops, restaurants, cafés, bars and leisure facilities. Property Ref Number: HAM-65800











Floor plan

WOODVILLE GARDENS

Approximate Gross Internal Area (excluding reduced headroom)

Ground floor = 555 sq. ft. (51.6 sq. m.)

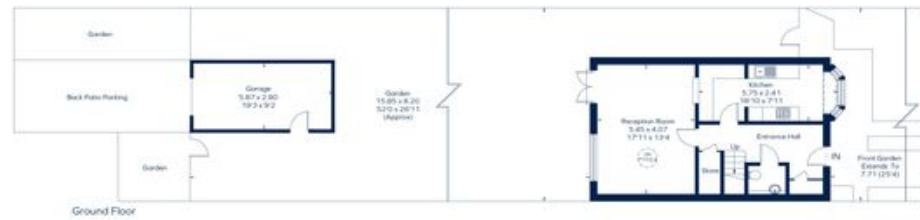
First floor = 553 sq. ft. (51.4 sq. m.)

Top floor = 553 sq. ft. (51.4 sq. m.)

Garage = 177 sq. ft. (16.4 sq. m.)

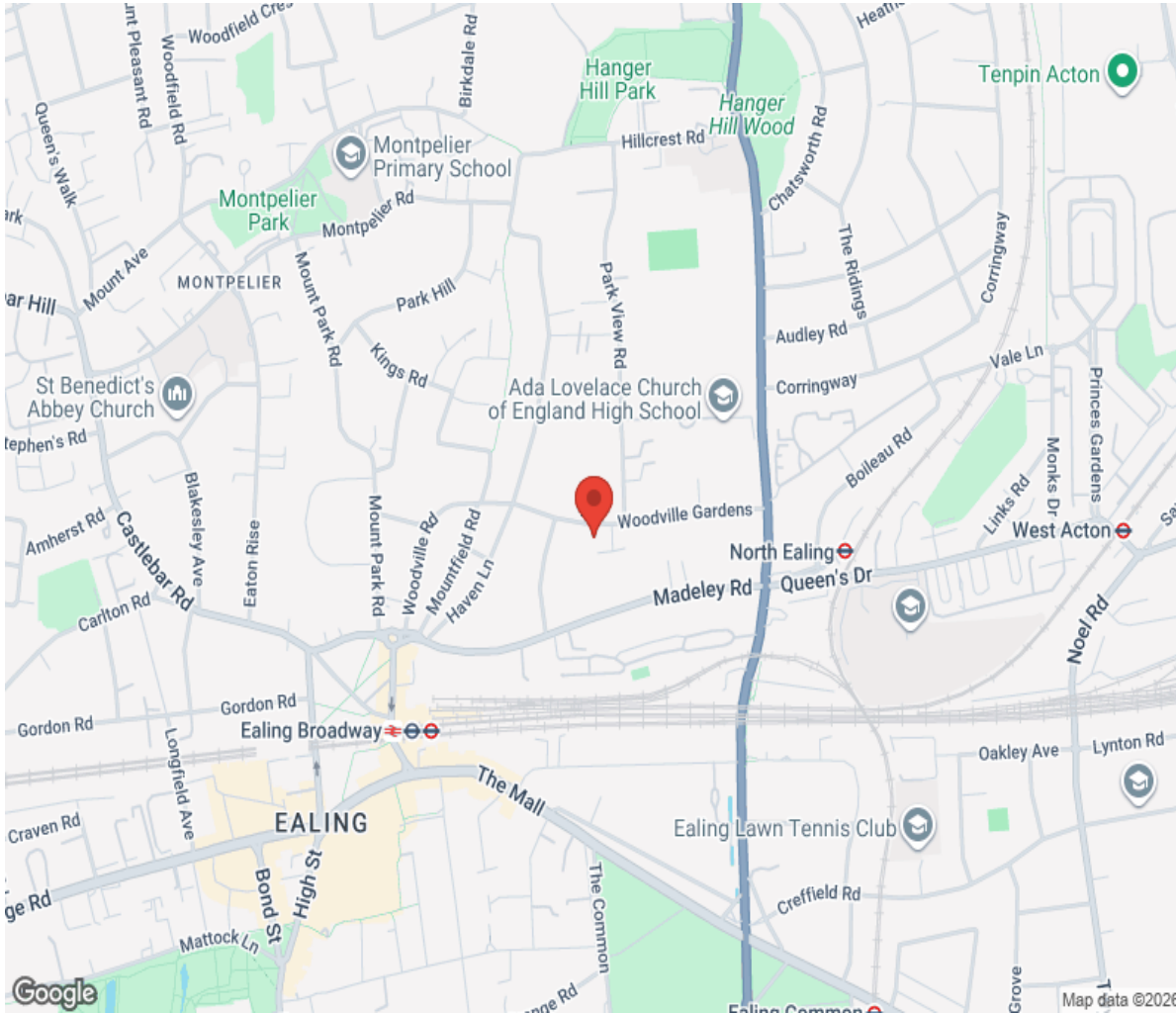
Reduced headroom = 11 sq. ft. (1.0 sq. m.)

Total = 1849 sq. ft. (171.1 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and proposed bearings before making any decisions about your plans.

Location



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